



# City of Carmel

## CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

FEBRUARY 8, 2011 MEETING

*(Rescheduled From Feb.1)*

Caucus Rooms, 2<sup>nd</sup> Floor, Carmel City Hall

One Civic Square

Carmel IN 46032

6:00 PM

Members in Attendance: Kevin "Woody" Rider, Steve Stromquist, Sue Westermeier

DOCS Staff Present: Angie Conn, Rachel Boone; Legal Counsel John Molitor

Also Present: Ramona Hancock, Plan Commission Secretary

The Special Studies Committee considered the following items:

1. **Docket No. 11010006 ADLS Amend: Applegate & Harden – Signage.**

The applicant seeks approval to install a new suspended sign. The site is located at 540 N. Range Line Rd. and is zoned B-5/Business within the Old Town Overlay Zone, Historical Range Line Rd. Subarea. Filed by Dan Fields of A-1 Expeditors on behalf of the owners.

Present for Petitioner: Dan Fields, A-1 Expeditors, 8841 Mud Creek Road, Indianapolis 46256

Overview:

- Petitioner requesting approval for a 3-foot hanging sign
- Proposed sign is for business located at 540 N. Range Line Road
- Business is within Old Town Overlay
- Sign will be mulched with evergreens surrounding
- Sign will be 5 feet from right-of-way

Department Comments, Rachel Boone:

- **Correction:** Sign is 9 square feet and within allowable by Ordinance
- Sign has aluminum panels, two-sided, with name and graphics
- Sign is 6 feet tall and includes landscaping
- Sign is 5 feet in front of sidewalk
- Dept recommends positive consideration

Motion: Woody Rider "To approve Docket No. 11010006 ADLS Amend, Applegate & Harden – Signage as presented to the Committee;" seconded by Sue Westermeier, approved 3-0.

**2. Docket No. 11010009 ADLS Amend: Dunkin' Donuts, Carmel Walk (fire rebuild 2).**

The applicant seeks design approval to rebuild this building and alter drive thru layout, among other minor changes. The site is located at 1305 S. Rangeline Rd and is zoned B-8/Business within the Carmel Dr. – Rangeline Rd Overlay. Filed by David Fineberg of the Fineberg Group, LLC.

Present for petitioner: David Fineberg, owner; Shawn Curran, Architect, 802 Mulberry Street, Noblesville; Brad Walker, Dunkin' Donuts.

**Overview:**

- Bldg widened to the south by six (6) feet
- Parapet height increased by two (2) feet
- Changes reflected on site plan
- Color orange modified in accordance with original submission
- Internal way-finding signs added – entrance/exit at back for one-way traffic
- Escape route added from drive-thru lane
- Span being adjusted downward

**Dept Comments, Angie Conn/Rachel Boone:**

- Brick to remain brown color
- Dept agrees with all changes proposed
- Request clarification/sign detail
- Dept recommends approval

**Committee Comments/Questions:**

- Site design a little smoother for traffic
- Changes are an improvement

Motion: Woody Rider “To approve Docket No. 11010009 ADLS Amend, Dunkin' Donuts, Carmel Walk (fire rebuild 2) conditioned upon submission of directional signage details;” seconded by Sue Westermeier, approved 3-0

**3. TABLED TO MARCH 1, 2011**

**Docket No. 10100006 DP/ADLS: AutoZone - Park Northwestern, Lot 1.**

The applicant seeks site plan and design approval for a new 7,370 sq. ft. store on 1.59 acres. The site is located at 10560 N. Michigan Rd. and is zoned I-1/Industrial within the Michigan Rd/US 421 Overlay Zone. Filed by Jeff Kauerz for AutoZone Stores, Inc.

**4. Docket No. 10120002 PP Amend: Replat of North Augusta, lots 20 & 29A.**

The applicant seeks primary plat amendment approval to create 5 lots from 2, on 3.14 acres. The sites are located at 3802 W 96<sup>th</sup> St. and 9640 N. Augusta Dr. They are zoned B-5 and B-7/Business, within the US 421 / Michigan Rd. Overlay Zone. Filed by William Niemier for Sand Capital IX, LLC.

Present for Petitioner: Bill Niemier, attorney for Sand Capital IX; Andrew Miller, Weihe Engineers

**Overview:**

- Requesting approval to divide property into five lots from 2
- Site located at 3802 W 96<sup>th</sup> Street and 9640 N Augusta Drive
- Property is zoned B-5 and B-7/Business within US 421/Michigan Road Overlay
- All issues raised by Engineering have been addressed
- Primary Plat revised to show addition of 5-foot sidewalk along 96<sup>th</sup> Street

- Difficult to have meaningful drainage plan at this time—will be addressed in ADLS approval & permitting process
- Curb cut added to southern portion to serve undeveloped lot
- Entrance & common drive areas to be maintained by an association for 3 lot owners to provide for maintenance, repair, and upkeep of drive lanes and underground water detention system
- Maintenance, repair and upkeep to be provided for/included in association by-laws

Dept Report, Angie Conn:

- Parking: northern site has variance on file granted by BZA in 2000 for 145 spaces rather than required 180
- Minimum tract size of three (3) acres can be parceled out after Development Plan approval
- Development Plan approved in 2005
- Final Authority for approval give to Committee by Plan Commission on Jan 19, 2011
- Dept Recommends approval

Motion: Woody Rider “To approve Docket No. 10120002 PP Amend, Replat of North Augusta, Lots 20 and 29A, **Subject To** drainage plan approval at time of development plan review & approval.”

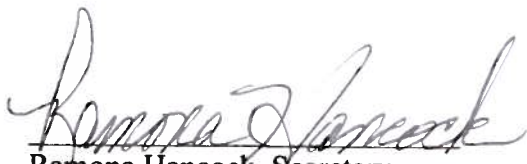
Majid Rastegar, 3714 West 97<sup>th</sup> Street, former owner of both parcels, had questions of the Committee. Were the parcels commercial or not? Is the site 3 acres or 2 acres? Mr. Rastegar expressed some confusion and frustration at what he felt he was limited to do in developing the site at the time he went through the development and rezone process.

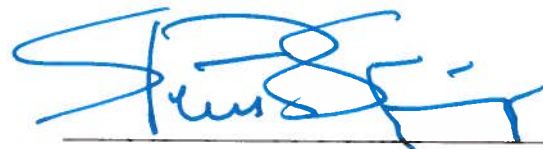
Legal Counsel John Molitor: After a 3-acre or more Development Plan is approved, an owner can sell off parcels for individual development; that is the Ordinance now, and that was the Ordinance at the time this property was rezoned.

Mr. Niemeier stated that what the petitioner is requesting is 100% authorized under the Ordinance and he is ready and willing to comply with the requirements.

Sue Westermeier Seconded Woody Rider’s motion for approval, subject to drainage plan approval; the motion was approved 3-0.

The meeting adjourned at 6:25 PM.

  
Ramona Hancock, Secretary

  
Steve Stromquist, Chairperson

